



CITY of CALABASAS

Community Development Department  
Planning Division  
26135 Mureau Road  
Calabasas, CA 91302-3172  
T: 818.878.4225  
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## **Notice of Preparation**

Date: November 8, 2007

**PROJECT NAME:** Village At Calabasas

**PROJECT LOCATION/ADDRESS:** 23500 Park Sorrento, Calabasas CA 91302

**DUE DATE FOR PUBLIC COMMENTS:** December 8, 2007

The City of Calabasas, Planning Division, will be the Lead Agency and will require the preparation of an Environmental Impact Report ("EIR") for the project identified herein (the "proposed project"). The Planning Division requests your comments as to the scope and content of the EIR.

The project description, location, and potential environmental effects are set forth below. The environmental file is available for review at the City of Calabasas, Planning Division, 26135 Mureau Road, Calabasas, CA 91302

**PROJECT DESCRIPTION:** The proposed "Village At Calabasas" project consists of 79 luxury residential condominium units along with 13,135 square feet of neighborhood serving restaurant and retail uses. The proposed project would require the demolition of the existing Calabasas Inn (16,400 square feet) and the construction of 174,413 square feet (0.7371 FAR) of residential, retail and restaurant space uses. The four-story building will have a maximum height of 44.3 feet with the retail component at the ground level and residential condominiums on levels one through four. The project includes the purchase of four off-site, market rate units (5% of the total number of units) to be sold to qualifying very-low income residents and one on-site handicap fitted unit. The project will also include associated driveways, walkways and landscaping.

The proposed project consists of multiple buildings with attached, open-air atriums. The Village at Calabasas has been designed to incorporate a Santa Barbara Mission style architecture, which is consistent with other buildings within the City. The project also includes a walkway (or "Village Walk") on the east side of McCoy Creek and on the project site as a project amenity that could also be used as a future pedestrian linkage between the businesses in the Civic Center area and the heart of Old Town Calabasas should the City decide to link these two areas.

The project will provide 302 parking spaces consisting of 186 spaces for residential parking, 116 spaces for commercial parking. There will be 57 on-grade parking spaces exclusively for commercial parking, with the remaining spaces (245) located in a one level subterranean structure. Valet parking will be available to all users. Two project entrances will be provided off of Park Sorrento.

**Project Site:** The 5.43-acre irregularly-shaped project site is currently occupied by the one-and two-story, wood-frame Calabasas Inn, a restaurant, wedding and banquet facility. An asphalt parking lot is located in the northern portion of the site and a domestic lawn is located behind the structure to the south. McCoy Canyon Creek, a perennial stream, trends through the property along the southeast property



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line. Access to the project site is available from Park Sorrento via a driveway apron located at the northeast corner of the site.

Topographically, the project site consists of a gently sloping ground at an elevation of approximately 950-feet above mean sea level. Slopes along the southeast portion of the site descend approximately 15 feet at a gradient of up to approximately two horizontal to one vertical to McCoy Canyon Creek. Portions of the stream course in the vicinity of the site have been protected against erosion and a concrete-paved for extends from the site to adjacent property to the southeast.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geotechnical Hazards, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Transportation/Traffic, and Utilities.

The enclosed materials reflect the scope of the proposed project, which is located in an area that may be of interest to you and/or the organization you represent. An EIR will be prepared and submitted to the City of Calabasas Planning Division. The Planning Division encourages and welcomes all comments pertaining to environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. Written comments must be submitted by December 8, 2007.

**PUBLIC SCOPING MEETING:** The location, date and time of the public scoping meeting are as follows:

**Date:** November 28, 2007

**Time:** 3:00 pm

**Location:** 23500 Park Sorrento

Please direct your comments to:

Glenn Michitsch, Senior Planner  
Planning Division  
City of Calabasas  
26135 Mureau Road  
Calabasas, CA 91302



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## Initial Study

**Project Title/File No.:** Village at Calabasas

**Lead Agency/Contact Person:** Glenn Michitsch, Senior Planner, City of Calabasas Planning Division, 26135 Mureau Road, Calabasas, CA 91302.

**Project Sponsor:** D2 Development, Inc., 5023 N. Parkway Calabasas, CA 91302

**Project Location:** The project site is located in western Los Angeles County, within the City of Calabasas. The City of Calabasas is located approximately 30 miles from downtown Los Angeles and 50 miles from Orange County. As illustrated on Figures 1 and 2, the project site is located at 23500 Park Sorrento.

*Figure 1—REGIONAL LOCATION MAP*

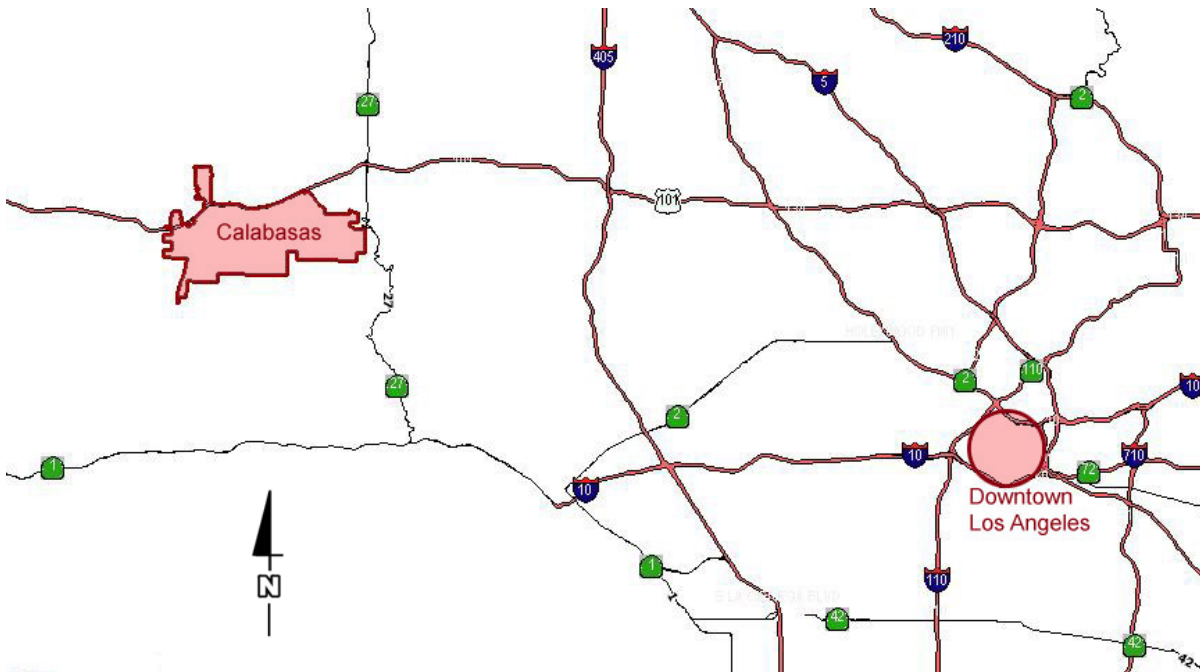


Figure 2—VICINITY MAP



**General Plan Designation:** Existing: Business-Professional Office (BPO); Proposed: Mixed Use (MU)

**Zoning:** Existing: Commercial Office (CO); Proposed: Commercial Mixed Use (CMU)

**Project Description:** The proposed “Village At Calabasas” project consists of 79 luxury residential condominium units along with 13,135 square feet of neighborhood serving restaurant and retail uses. The proposed project would require the demolition of the existing Calabasas Inn (16,400 square feet) and the construction of 174,413 square feet (0.7371 FAR) of residential, retail and restaurant space uses. The four-story building will have a maximum height of 44.3 feet with the retail component at the ground level and residential condominiums on levels one through four. The project includes the purchase of four off-site, market rate units (5% of the total number of units) to be sold to qualifying very-low income residents and one on-site handicap fitted unit. The project will also include associated driveways, walkways and landscaping.

The project will provide 302 parking spaces consisting of 186 spaces for residential parking, 116 spaces for commercial parking. There will be 57 on-grade parking spaces exclusively for commercial parking, with the remaining spaces (245) located in a one level subterranean structure. Valet parking will be available to all users. Two project entrances will be provided off of Park Sorrento.

The village at Calabasas has been designed to incorporate a Santa Barbara Mission style architecture, which is consistent with other buildings within the City. The proposed project consists of multiple buildings with attached, open-air atriums. The project also includes a walkway (or “Village Walk”) on the east side of McCoy Creek and on the project site as a project amenity that could also be used as a future pedestrian linkage between the businesses in the Civic Center area and the heart of Old Town Calabasas should the City decide to link these two areas.

Development of the Village at Calabasas Project will require the following City approvals:

- General Plan Amendment (GPA-006-006)
- Zone Change (ZCH-007-000)
- Development Plan (DEV-007-000)
- Tentative Tract Map (TM6-000-004)
- Development Agreement (DA7-000-000)
- Conditional Use Permit (CUP-600-005)
- Site Plan Review No. 006-054
- Oak Tree Permit (OAK-007-004)

**Project Setting:** The 5.43-acre irregularly-shaped project site is currently occupied by the one-and two-story, wood-frame Calabasas Inn, which currently functions as a restaurant, wedding and banquet facility. The Calabasas Inn is located in the central portion of the property. An asphalt parking lot is located in the northern portion of the site and a domestic lawn is located behind the structure to the south. McCoy Canyon Creek, a perennial stream, trends through the property along the southeast property line. Access to the project site is available from Park Sorrento via a driveway apron located at the northeast corner of the site.

Topographically, the project site consists of gently sloping ground at an elevation of approximately 950-feet above mean sea level. Slopes along the southeast portion of the site descend approximately 15 feet at a gradient of up to approximately two horizontal to one vertical to McCoy Canyon Creek.

Portions of the stream course in the vicinity of the site have been protected against erosion by a concrete-paved channel that extends from the site to the adjacent property to the southeast.

**Surrounding Land Uses:**

The Calabasas Tennis and Swim Center and a two-story office building are located adjacent to the project site’s eastern border. Calabasas Lake and its associated recreational park and trail system are located at the southern property line. Generally, surrounding these uses are existing single-family residences. North and west of the site are professional office buildings and a telecommunications switching facility.

The Calabasas Commons, a 200,000 square foot retail/ entertainment center spanning multiple buildings is located just west of the project site. The Old Town district of Calabasas is located north and east of the site.

<u>Direction</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
North	CT (Commercial Old Town)	B-OT (Business Old Town)
South	CO (Commercial Office)	B-PO (Business Professional Office)
East	CO (Commercial Office)	B-PO (Business Professional Office)
West	CR (Commercial Retail) CMU (Commercial Mixed Use)	BR (Commercial Retail) MU (Mixed Use)

**Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):**

- National Pollutants Discharge Elimination System (NPDES) Permit - to regulate stormwater discharges issued by the Regional Water Quality Control Board.
- Section 404 Permit - to alter stream courses and/or wetlands (i.e., Waters of the U.S.) pursuant to provisions of the Clean Water Act, to be obtained from the U.S. Army Corps of Engineers;
- Department of Fish and Game Section 1602 Agreement - to implement streambed alterations
- Conditional Letter of Map Revision (CLOMR)/Letter of Map Revision (LOMR) to be obtained from the Federal Emergency Management Agency (FEMA).

• ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<u>X</u> Aesthetics	<u>    </u> Agriculture Resources	<u>X</u> Air Quality
<u>X</u> Biological Resources	<u>X</u> Cultural Resources	<u>X</u> Geology/Soils
<u>X</u> Hazards & Hazardous Materials	<u>X</u> Hydrology/Water Quality	<u>X</u> Land Use/Planning
<u>    </u> Mineral Resources	<u>X</u> Noise	<u>    </u> Population/Housing
<u>X</u> Public Services	<u>X</u> Recreation	<u>X</u> Transportation/Traffic
<u>X</u> Utilities/Service Systems	<u>X</u> Mandatory Findings of Significance	

**DETERMINATION** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

     I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

     I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

     I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

X I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

     I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: November 5, 2007 Signature: Tom Bartlett

Title: City Planner  
Phone: (818) 878-4225

Date received for filing and posting: \_\_\_\_\_

**EVALUATION OF ENVIRONMENTAL IMPACTS**

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>1. AESTHETICS.</b> Would the project:				
(a) Have a substantial adverse effect on a scenic vista?			X	
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?	X			
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
(d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	X			
<b>2. AGRICULTURE RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
(c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
<b>3. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	X			
(d) Expose sensitive receptors to substantial pollutant concentrations?	X			
(e) Create objectionable odors affecting a substantial number of people?			X	
<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			



<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<b>X</b>			
(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<b>X</b>			
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<b>X</b>			
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<b>X</b>			
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?				<b>X</b>

**5. CULTURAL RESOURCES. Would the project:**

(a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				<b>X</b>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<b>X</b>			
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<b>X</b>			
(d) Disturb any human remains, including those interred outside of formal cemeteries?	<b>X</b>			

**6. GEOLOGY & SOILS. Would the project:**

(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			<b>X</b>	
(ii) Strong seismic ground shaking?	<b>X</b>			
(iii) Seismic-related ground failure, including liquefaction?	<b>X</b>			
(iv) Landslides?			<b>X</b>	
(b) Result in substantial soil erosion or the loss of topsoil?	<b>X</b>			
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<b>X</b>			

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

(a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			X	
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X	
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
(h) Expose people or structures to a significant risk of loss, injury or death involving wildfires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

**8. HYDROLOGY & WATER QUALITY. Would the project:**

(a) During project construction, will it create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit?	X			
(b) After the project is completed, will it create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit?	X			

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(c) Provide substantial additional sources of polluted runoff from delivery areas; loading docks; other areas where materials are stored, vehicles or equipment are fueled or maintained, waste is handled, or hazardous materials are handled or delivered; other outdoor work areas; or other sources?	X			
(d) Discharge stormwater so that one or more beneficial uses of receiving waters are adversely affected?	X			
(e) Violate any other water quality standards or waste discharge requirements?	X			
(f) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
(g) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
(h) Significantly increase erosion, either on or off-site?	X			
(i) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	X			
(j) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems?	X			
(k) Otherwise substantially degrade water quality?	X			
(l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
(m) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	X			
(n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
(o) Expose people or structures to inundation by seiche, tsunami or mudflow?	X			

**9. LAND USE & PLANNING.** Would the project:

(a) Physically divide an established community?			X	
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

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<b>10. MINERAL RESOURCES. Would the project:</b>				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	_____	_____	<b>X</b>	_____
(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	_____	_____	<b>X</b>	_____
<b>11. NOISE. Would the project result in:</b>				
(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<b>X</b>	_____	_____	_____
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>X</b>	_____	_____	_____
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>	_____	_____	_____
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>	_____	_____	_____
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<b>X</b>
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<b>X</b>
<b>12. POPULATION AND HOUSING. Would the project:</b>				
(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	_____	_____	<b>X</b>	_____
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<b>X</b>
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<b>X</b>
<b>13. PUBLIC SERVICES. Would the project:</b>				
(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	_____	_____	_____	_____
(i) Fire protection?	<b>X</b>	_____	_____	_____

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(ii) Police protection?	X			
(iii) Schools?			X	
(iv) Parks?	X			
(v) Other public facilities?	X			

**14. RECREATION. Would the project:**

(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?	X			

**15. TRANSPORTATION/TRAFFIC. Would the project:**

(a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
(e) Result in inadequate emergency access?	X			
(f) Result in inadequate parking capacity?			X	
(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			

**16. UTILITIES AND SERVICE SYSTEMS. Would the project:**

(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. Seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<b>X</b>			
(e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<b>X</b>			
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<b>X</b>			
(g) Comply with federal, state, and local statutes and regulations related to solid waste?	<b>X</b>			

**17. MANDATORY FINDINGS OF SIGNIFICANCE**

(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<b>X</b>			
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<b>X</b>			
(c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<b>X</b>			

## EXPLANATION OF ISSUES

### 1. AESTHETICS. Would the project:

#### (a) Have a substantial adverse effect on a scenic vista?

Discussion of Effects: The Project site is located in a suburban portion of the City of Calabasas, an area characterized by a mix of commercial and recreational land uses to the north, northeast and northwest and residential (mostly two-story townhouses) to the east and south. A mix of commercial office and retail uses are located to the west. The Santa Monica Mountains provide a scenic backdrop for the City of Calabasas, although there are no substantial ground-level scenic vistas through the project site because of the screening effect of existing buildings and mature landscaping. In addition, the Ventura Freeway (I-101) is located approximately 800 feet north of the project site; although not currently designated as a State Scenic Highway, this portion of the 101 Freeway is eligible for State Scenic Highway designation. However, the project site is not visible from the Freeway and there are no scenic vistas through the site as viewed from the Freeway.

With respect to existing structures in the immediate vicinity of the project site, there are two story office buildings adjacent to the northeast portion of the project site, two story office buildings across Park Sorrento to the north, a one-story SBC telephone building adjacent to the northwest portion of the project site and another two-story office building adjacent to the southwest portion of the project site.

McCoy Creek, a densely wooded stream, flows along the southerly and easterly boundaries of the project site. The Calabasas Tennis and Swimming facility is situated adjacent to the southeastern portion of the project site, but the dense tree canopy of McCoy Creek forms an effect barrier to views toward the west. Tall eucalyptus trees, which line the site's northern property line, restrict southerly views from Park Sorrento into the interior of the property. In addition, dense hedge rows of oleander and other landscape trees form additional hedge rows in various portions of the property, and further restrict views of the site.

Because there are no existing scenic vistas through the project site, the construction of the proposed project would not have a substantial adverse effect on a scenic vista.

Mitigation: Impacts to scenic vistas would be less than significant and mitigation measures are not required.

#### (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?

Discussion of Effects: The project site it is located approximately 800 feet south of the 101 Freeway. Although not currently designated as a State Scenic Highway, this portion of the 101 Freeway is eligible for State Scenic Highway designation.<sup>1</sup> There are no historic buildings or rock outcroppings on the project site. However, the site contains 174 oak trees, which are considered to be both scenic and biological resources and protected by City Ordinance (discussed further below under Question 4, Biological Resources). Additionally, a hedge row of mature eucalyptus will be removed by the project. Therefore, the potential for the Proposed Project to adversely affect scenic resources will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

#### (c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion of Effects: A significant impact may occur if a project would introduce incompatible visual elements on the project site or visual elements that would be incompatible with the character of the area surrounding the project site. The project site is currently occupied by the Calabasas Inn property. The Calabasas Inn is a restaurant, wedding, and banquet facility consisting of a one- and two-story wood

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<sup>1</sup> California Department of Transportation, Scenic Highway Mapping System website: [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm), accessed August 20, 2007.

framed structure located on the central portion of the subject site. The northern portion of the project site is developed with the Calabasas Inn surface parking lot. The southern portion of the project site is occupied by natural and landscaped vegetated areas, including McCoy Canyon Creek, a perennial stream, and numerous oak trees (discussed further below under Question 4, Biological Resources).

Uses surrounding the project site include the Calabasas Tennis and Swim Center, located adjacent to the site's eastern boundary; Calabasas Lake and its associated recreational park and trail system located adjacent the southern project boundary; and professional office buildings and a telecommunications switching facility are located to the north and west of the project site. Single- and multi-family residences generally surround these uses.

Implementation of the proposed project would change the visual character of the project site to a site consisting of 174,413 square feet of residential, retail and restaurant uses. The proposed project would increase the maximum height of development on-site from two-stories to four-stories. As such, the project would substantially change the existing character of the project site and surrounding area. Therefore, the potential for the Proposed Project to substantially degrade the existing visual character or quality of the site and its surroundings will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Discussion of Effects: A significant impact may occur if a project introduces new sources of light or glare which would be incompatible with the areas surrounding the project site. The project site is located in an urban area where there are moderate levels of ambient lighting, including vehicle headlights, streetlights, architectural and security lighting, and indoor building illumination (i.e., light from the interior of buildings seen through windows). The majority of lighting associated with the proposed project would be directed towards the interior of the project site and directed away from the neighboring land uses. However, new sources of light that could affect nighttime views would be introduced on the project site. The proposed project would reduce the amount of surface parking, which yields high levels of daytime reflectivity and glare when occupied by vehicles. However, the project would increase the amount of development on-site, which may generate glare. Therefore, the potential for the Proposed Project to create a new source of substantial light or glare will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

2. **AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Discussion of Effects: The California Department of Conservation, Division of Land Resource Protection, lists Prime Farmland, Unique Farmland, and Farmland of Statewide Importance under the general category of "Important Farmland." The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the project site is not included in the Important Farmland category.<sup>2</sup> The project site is located in the heavily developed area of Los Angeles and does not include any State-designated agricultural lands. Therefore, no impact on farmland or agricultural resources would occur.

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<sup>2</sup> State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, website: [http://www.consrv.ca.gov/dlrp/FMMP/overview/survey\\_area\\_map.htm](http://www.consrv.ca.gov/dlrp/FMMP/overview/survey_area_map.htm), January 18, 2007.



Mitigation: No impact would occur and no mitigation is required.

**(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Discussion of Effects: A significant impact may occur if a project were to result in the conversion of land zoned for agricultural use or under a Williamson Act contract from agricultural use to another non-agricultural use. The project site is not currently zoned for agricultural use nor would the proposed project involve the conversion of agricultural land to another use. Therefore, the proposed project would have no impact associated with land zoned for agricultural use.

Mitigation: No impact would occur and no mitigation is required.

**(c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

Discussion of Effects: A significant impact may occur if a project would result in the conversion of farmland to another non-agricultural use. Neither the project site nor the nearby properties are currently utilized for agricultural activities and, as discussed above (see Question 2.a), the project site is not classified in any "Farmland" category designated by the State. Therefore, the proposed project would have no impact associated with the conversion of farmland.

Mitigation: No impact would occur and no mitigation is required.

**3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

**(a) Conflict with or obstruct implementation of the applicable air quality plan?**

Discussion of Effects: A significant impact may occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. In the case of projects proposed within the City of Calabasas, the applicable plan is the Air Quality Management Plan (AQMP) that is prepared by the South Coast Air Quality Management District (SCAQMD). Because the project will require a zone change and a General Plan amendment, there is the potential that the project may not be consistent with the employment and population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG). Since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP, there is the potential for the project to be inconsistent with the AQMP. As such, potential project impacts with respect to the AQMP will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Discussion of Effects: A project may have a significant impact where project-related emissions would exceed federal, state or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. The proposed project will generate short-term emissions from heavy-duty construction equipment during site preparation and grading and during subsequent phases of construction. Project construction also has the potential to generate substantial quantities of dust that may affect nearby sensitive receptors in the community. These construction-related emissions have the potential to exceed federal, State or regional standards or thresholds or to contribute to an existing or projected air quality violation. In the long-term the project will increase the number of local vehicle trips and may contribute to adverse regional air quality conditions. Whether the project would violate any air quality standard or contribute substantially to an existing or projected air quality violation will be evaluated in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

Discussion of Effects: A significant impact may occur if a project would add a considerable cumulative contribution to federal or state non-attainment pollutants. Because the Basin is currently in nonattainment for ozone, CO, and PM<sub>10</sub>, the combined effect of the proposed project and related projects in the vicinity could exceed an air quality standard or contribute to an existing or projected air quality exceedance. The project's contribution to cumulative air quality impacts will be evaluated in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (d) Expose sensitive receptors to substantial pollutant concentrations?

Discussion of Effects: A significant impact may occur where a project would generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The nearest sensitive receptors to the project site include the Calabasas Tennis and Swim Center adjacent to the project site's eastern border and multiple-family housing to the northeast and south. Due to the proximity of these receptors, pollutant concentrations within 25 meters of the project site will be evaluated in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (e) Create objectionable odors affecting a substantial number of people?

Discussion of Effects: A project-related significant adverse effect could occur if construction or operation of the project would result in generation of odors that would be perceptible in adjacent sensitive areas. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The development of the proposed project would include residential and commercial uses, and would not contain any of the above-listed odor producing uses. Instead potential operational airborne odors could result from cooking activities associated with the new residential units and restaurants. These odors would be minimal, if noticeable at all; would be similar to existing residential and commercial uses in the local vicinity; and would be confined to the immediate vicinity of the new buildings. Therefore, implementation of the proposed development is not expected to create objectionable odors affecting a substantial number of people. This is a less than significant impact.

Mitigation: No mitigation measures are required.

4. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: A significant impact would occur if a project would remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the State or federal regulatory agencies cited above. The project site is not located within an Environmentally Sensitive Area (ESA) as delineated in the City of Calabasas General Plan. However, sensitive biological resources are known to occur on the project site including four sensitive bird species and several habitat types protected under City, State and federal legislation or policies.<sup>3</sup> These habitats include riparian habitats, streamcourses, and mature trees (especially oaks). As such, potential project impacts on sensitive species and habitat will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by the State and federal regulatory agencies cited would be adversely modified by a project. As discussed above (see Question 4.a), sensitive biological resources protected under City, State and federal legislation, including riparian habitat, are known to occur on the project site. As such, potential project impacts on riparian habitat and other sensitive natural communities will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Discussion of Effects: A significant impact would occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act, would be modified or removed by a project. As discussed above (see Question 4.a), riparian habitat is known to occur on the project site. As such, potential project impacts on federally protected wetlands will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Discussion of Effects: A significant impact would occur if a project would interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. As discussed above (see Question 4.a), four sensitive bird species are known to occur on the project site. As such, potential project impacts on migratory wildlife corridors, or impede the use of native wildlife nursery sites will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion of Effects: A project-related significant adverse effect could occur if a project would cause an impact which is inconsistent with local regulations pertaining to biological resources. According to the City's Oak Tree Preservation and Protection Guidelines and the Calabasas Municipal Code (CMC), oak trees that have a diameter at breast height of two inches or greater are protected. As several of such trees exist at the project site, potential project impacts on protected oak trees will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?

Discussion of Effects: As discussed above (see Question 4.a), the project site is not located within an ESA as delineated in the City of Calabasas General Plan or within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plan. Therefore, implementation of the Proposed Project would not conflict with any such plan and no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

5. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Discussion of Effects: A project-related significant adverse effect could occur if the a project would adversely affect a historical resource as defined by Section 15064.5 of the State CEQA Guidelines. As previously discussed, the project site is occupied by the Calabasas Inn, which is not considered a historic resource.<sup>4</sup> Additionally, the project site is not adjacent to any buildings currently listed as landmarks at the national, state, or local levels. Therefore, no impact to historical resources would occur.

Mitigation: No impact would occur and no mitigation is required.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Discussion of Effects: A project-related significant adverse effect could occur if a project would adversely affect an archaeological resource as defined by Section 15064.5 of the State CEQA Guidelines. Two archaeological resources, which contained prehistoric chipped stone and ground stone and the Leonis Adobe, have been previously identified within a half-mile of the project area. The surface inspection conducted as part of the Phase I archaeological survey found no evidence of any cultural resources on the project site. However, the geology report indicates that the site is overlain by up to 10 feet of artificial fill on top of naturally occurring river terrace deposits (i.e., alluvium). Since the artificial fill has most likely been placed on the site recently (probably within the last 100 or so years), any prehistoric cultural remains would be buried under the fill and would not be visible during a surface inspection. The project proposes to remove all the artificial fill and some of the alluvial material to rest the foundation on the underlying bedrock; therefore, the project has the potential to encounter archaeological remains at or under the alluvium/fill interface. Due to the archaeological sensitivity of the project area, potential project impacts on archaeological resources will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion of Effects: A project-related significant adverse effect could occur if grading or excavation activities associated with the Proposed Project would disturb paleontological resources or geologic features which presently exist within the project site. No paleontological resources are known to exist at the project site.<sup>5</sup> However, according to the Los Angeles County of Natural History, the project's bedrock Modelo Formation is a well known fossil bearing geologic unit. Because the excavation for the proposed subterranean parking will impact the Modelo Formation, the project has the potential to encounter vertebrate fossil remains. Due to the paleontological sensitivity of the project area, potential project impacts on paleontologic resources will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion of Effects: A significant adverse effect would occur if grading or excavation activities associated with a project were to disturb previously interred human remains. No known human burials have been identified on the project site or vicinity. However, it is possible that unknown human remains could occur

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<sup>4</sup> *Archaeological Investigation for the Village at Calabasas, Greenwood and Associates, March 2007 and National Park Service, National Register Information System, website: <http://www.nr.nps.gov>, accessed August 20, 2007.*

<sup>5</sup> *City of Calabasas, General Plan, Community Profile: Historic, Cultural and Paleontological Resources, May 6, 1993.*

on the project site. Nonetheless, due to the archaeological sensitivity of the project area, the project's potential to impact human remains will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

6. GEOLOGY & SOILS. Would the project:

(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Discussion of Effects: A significant impact may occur if a project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. The project site is located in the seismically active region of Southern California. However, the project site is not within a currently designated Alquist-Priolo Earthquake Fault Zone as defined by the California Geological Survey (CGS).<sup>6</sup> As the project site is not located within a designated fault zone, no ground rupture would be expected to occur and associated ground rupture impacts would be less than significant.

Mitigation: No mitigation is required.

(ii) Strong seismic ground shaking?

Discussion of Effects: The project site is located in the seismically active region of Southern California and can be expected to be subjected to strong grounding shaking during the life-time of the project. Because of the potential hazards associated with strong shaking, seismic impacts will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

(iii) Seismic-related ground failure, including liquefaction?

Discussion of Effects: A significant impact may occur if a project site is located in an area that is identified as having a high risk of liquefaction and associated ground failure. The southeasterly portion of the project site is within a liquefaction hazard area as currently identified by CGS on the Seismic Hazard Zones Map of the Calabasas 7.5-Minute Quadrangle Map dated February 1, 1998. This is a potentially significant impact and will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

(iv) Landslides?

Discussion of Effects: A significant impact may occur if a project site is located in a hillside area with soil conditions that would suggest a high potential for landsliding. According to the Seismic Hazard Zones Map, Calabasas Quadrangle, dated February 1, 1998, the project site is not located in an area subject to earthquake induced landslides. The project site is not has not been identified as a landslide area.<sup>7</sup> Furthermore, the project's Preliminary Geotechnical Engineering Report geologic map does not indicate the presence of any landslide materials on the project site and does not indicate a potential

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<sup>6</sup> Preliminary Geotechnical Engineering Report, Proposed Mixed-Use Development, 23500 Park Sorrento, Calabasas, California, Earth Systems Southern California, February 13, 2007.

<sup>7</sup> City of Calabasas, General Plan, Community Profile: Environmental Hazards, May 6, 1993.

for the project to be subjected to landslides. The project site is not adjacent to any steep slopes and its topography is generally gently sloping. Therefore, no landslide impact would be expected.

Mitigation: No impact would occur and no mitigation is required.

**(b) Result in substantial soil erosion or the loss of topsoil?**

Discussion of Effects: A significant impact may occur if a project exposes large areas to the erosional effects of wind or water for an extended period of time. Site preparation will require the removal of all vegetation, payment and structures, which will expose soils to erosional effects for relatively short periods of time before the soils can be stabilized. Therefore, project development has the potential to result in the erosion of soils during site preparation and construction activities. This is a potentially significant impact and will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Discussion of Effects: A significant impact may occur if a project is built in an unstable area without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. According to the project's Preliminary Geotechnical Engineering Report, unsuitable artificial fill and other soils subject to compaction occur of the project site. This is a potentially significant impact and will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Discussion of Effects: A significant impact may occur if a project is built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. While the on-site soils are considered to have a very low expansion potential, the bedrock is considered to have a medium expansion potential. This is a potentially significant impact and will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Discussion of Effects: This question would apply to a project only if it were located in an area not served by an existing sewer system. The project site is located in a developed area of the City, which is served by a wastewater collection, conveyance, and treatment system. No septic tanks or alternative disposal systems are necessary, nor are they proposed. Therefore, no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

**7. HAZARDS & HAZARDOUS MATERIALS. Would the project:**

**(a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

Discussion of Effects: A significant impact may occur if a project involves use or disposal of hazardous materials as part of its routine operations and would have the potential to generate toxic or otherwise

hazardous emissions that could adversely affect sensitive receptors. The land uses proposed for the project (i.e., retail/residential) are not expected to require the use, storage, or disposal of large quantities of hazardous materials. Other than typical cleaning solvents, no hazardous materials would be used, transported or disposed of in conjunction with the routine day-to-day operations of the project. As such, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant.

Mitigation: Impacts would be less than significant and no mitigation measures are required.

- (b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Discussion of Effects: A significant impact may occur if a project could potentially pose a hazard to nearby sensitive receptors by releasing hazardous materials into the environment through accident or upset conditions. The existing Calabasas Inn is reported to have been constructed in 1968.<sup>8</sup> Due to the age of the building, there is the potential for asbestos-containing material (ACM) and lead-based paint (LBP) to occur at the project site.

Demolition activities associated with ACM is subject to numerous regulations enforced by agencies such as OSHA (Occupational Safety and Health Administration) and the EPA. Cal-OSHA regulates asbestos at concentrations greater than one tenth of one percent. As such, prior demolition, if affected, any ACM would be removed and be disposed of by a licensed and qualified asbestos abatement contractor in accordance with all federal, State and local laws, ordinances and regulations. Compliance with these regulations would ensure that potential impacts associated with ACM would be less-than-significant.

LBP, which can result in lead poisoning when consumed or inhaled, was widely used in the past to coat and decorate buildings. Like ACM, LBP generally does not pose a health risk to building occupants when left undisturbed; however, demolition can result in hazardous exposure. Demolition activities associated with LBP is subject to numerous regulations enforced by agencies such as OSHA and the EPA. Compliance with these regulations would ensure that potential impacts associated with LBP would be less-than-significant.

Mitigation: Compliance with all federal, State and local laws, ordinances and regulations would ensure that potential impacts associated with the release of ACM and LBP would be less than significant and no additional mitigation measures are required.

- (c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?**

Discussion of Effects: A significant adverse effect may occur if a project site is located within one-quarter mile of an existing or proposed school site and is projected to release toxic emissions which pose a health hazard beyond regulatory thresholds. There are no existing schools and no known proposed schools within one-quarter mile of the project site. Thus, no impact would occur concerning the emission of hazardous materials near an existing or proposed school.

Mitigation: No impact would occur and no mitigation is required.

- (d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Discussion of Effects: California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an

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<sup>8</sup> Los Angeles County, Office of the Assessor, Property Assessment Information System website: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>, accessed August 21, 2007.

annual basis. A significant impact may occur if a project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses. The project site is not included on any of the applicable lists; therefore, no impact would occur.<sup>9</sup>

Mitigation: No impact would occur and no mitigation is required.

- (e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Discussion of Effects: A significant project-related impact may occur if a project were placed within a public airport land use plan area, or within two miles of a public airport, and subject to a safety hazard. The project site is not located within two miles of a public airport or public use airport. Therefore, no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

- (f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Discussion of Effects: A significant impact would occur only if a project were in the vicinity of a private airstrip and would subject area residents and workers to a safety hazard. The proposed project is not located in the vicinity of a private airstrip. Therefore, no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

- (g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion of Effects: A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate sufficient traffic to create traffic congestion that would interfere with the execution of such a plan. The project site is located adjacent to the Calabasas Tennis and Swim Center, which is designated in the Calabasas Emergency Response Plan (CERP) as a medical cache site.<sup>10</sup> The potential for the project to interfere with an adopted emergency response or evacuation plan will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion of Effects: A significant impact may occur if a project is located in proximity to wildland areas and poses a potential fire hazard, which could affect persons or structures in the area in the event of a fire. The City of Calabasas is located within Fire Zone IV, which is considered a wildland fire hazard area. Development in Fire Zone IV may be considered at a higher risk due to the wildland interface characteristics associated with locating development adjacent to open space lands.<sup>11</sup> Therefore, potential risks associated with fire hazards will be addressed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

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<sup>9</sup> City of Calabasas, Planning Division, Environmental Assessment Information, Hazardous Waste and Substance Affidavit, February 2006.

<sup>10</sup> City of Calabasas, Calabasas Emergency Response Plan Index Map, August 2005.

<sup>11</sup> City of Calabasas, General Plan, Community Profile: Environmental Hazards, May 6, 1993.



8. **HYDROLOGY & WATER QUALITY.** Would the project:

- (a) **During project construction, will it create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit?**

Discussion of Effects: A significant impact may occur if a project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems during construction. The project would comply with the NPDES requirements as outlined in the City's NPDES Development Planning Guidelines including the Standard Urban Storm Water Mitigation Plan (SUSMP). Nonetheless, the potential of the project to violate any water quality standards or waste discharge requirements will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (b) **After the project is completed, will it create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit?**

Discussion of Effects: A significant impact may occur if a project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems during operation. As discussed above, the project would comply with the NPDES requirements as outlined in the City's NPDES Development Planning Guidelines including the SUSMP. Nonetheless, the potential of the project to violate any water quality standards or waste discharge requirements will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (c) **Provide substantial additional sources of polluted runoff from delivery areas; loading docks; other areas where materials are stored, vehicles or equipment are fueled or maintained, waste is handled, or hazardous materials are handled or delivered; other outdoor work areas; or other sources?**

Discussion of Effects: As discussed above (see Questions 8.a and b), the project would comply with the NPDES requirements as outlined in the City's NPDES Development Planning Guidelines including the SUSMP. Run-off from the project site would be intercepted and treated using structural BMPs before being conveyed by storm drain pipes outletting to McCoy Canyon Creek.<sup>12</sup> Notwithstanding, the potential for the project to provide substantial additional sources of polluted runoff will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (d) **Discharge stormwater so that one or more beneficial uses of receiving waters are adversely affected?**

Discussion of Effects: As discussed above (see Questions 8.a and b), the project would comply with the NPDES requirements as outlined in the City's NPDES Development Planning Guidelines including the SUSMP. The project would implement structural BMPs to intercept and treat site run-off before being conveyed by storm drain pipes outletting to McCoy Canyon Creek. Notwithstanding, the potential of the project to adversely affect receiving waters will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (e) **Violate any other water quality standards or waste discharge requirements?**

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<sup>12</sup> *Drainage Concept for the Village at Calabasas, Pacific Coast Civil, Inc., Revised May 25, 2007.*

Discussion of Effects: As discussed above (see Questions 8.a and b), the project would comply with the NPDES requirements as outlined in the City's NPDES Development Planning Guidelines including the SUSMP. Nonetheless, the potential of the project to violate any water quality standards or waste discharge requirements will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (f) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Discussion of Effects: A significant impact may occur if a project includes deep excavations which have the potential to interfere with groundwater movement, or include withdrawal of groundwater or paving of existing permeable surfaces that are important to groundwater recharge. No water wells are proposed as part of the project. Project development would include excavation for one level of underground parking. While temporary construction-related dewatering may be necessary, there would be no necessity for ongoing dewatering. Therefore, the project would not deplete groundwater and impacts would be less than significant.

Mitigation: No impact would occur and no mitigation is required.

- (g) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

Discussion of Effects: A significant impact may occur if a project resulted in a substantial alteration of drainage patterns that resulted in a substantial increase in erosion or siltation. The project would not substantially alter drainage patterns on-site or in the area as site run-off would continue to be directed to McCoy Canyon Creek. The project would implement structural BMPs to intercept and treat site run-off before being conveyed by storm drain pipes outletting to the creek. Nevertheless, the potential of the project to substantially alter the existing drainage pattern of the project site or area and result in substantial erosion or siltation will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (h) **Significantly increase erosion, either on or off-site?**

Discussion of Effects: A significant impact may occur if a project resulted in a significant increase in erosion on- or off-site. As discussed above (see Questions 8.a and b), the project would comply with the NPDES requirements as outlined in the City's NPDES Development Planning Guidelines including the SUSMP, as well as, the CMC. Nevertheless, the potential of the project to result in on- or off-site erosion will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (i) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?**

Discussion of Effects: A significant impact may occur if a project would result in increased runoff volumes during construction or operation of the project that would result in flooding conditions affecting the project site or nearby properties. As discussed above (see Questions 8.h) the project would not substantially alter drainage patterns on-site. Additionally, the project site would be less impervious with project development as compared to existing conditions.<sup>13</sup> Notwithstanding, the potential of the project

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<sup>13</sup> *Drainage Concept for the Village at Calabasas, Pacific Coast Civil, Inc., Revised May 25, 2007.*

to substantially alter the existing drainage pattern of the project site and to result in flooding will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (j) **Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems?**

Discussion of Effects: A significant impact may occur if a project would increase the volume of storm water runoff to a level which exceeded the capacity of the storm drain system serving a project site. A project-related significant adverse effect would also occur if a project would substantially increase the probability that polluted runoff would reach the storm drain system. The potential for the project to create or contribute runoff that would exceed the capacity of the existing stormwater drainage system will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (k) **Otherwise substantially degrade water quality?**

Discussion of Effects: A significant impact may occur if a project would include potential sources of water pollutants that would have the potential to substantially degrade water quality. As discussed above (see Questions 8.a and b), the project would comply with the NPDES requirements as outlined in the City's NPDES Development Planning Guidelines including the SUSMP, as well as, the CMC. Nevertheless, the potential of the project to degrade water quality will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (l) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

Discussion of Effects: A significant impact may occur if a project were located within a 100-year flood hazard area. The southeasterly portion of the project site is within a flood hazard zone. As the project would include a residential component, potential impacts will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (m) **Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?**

Discussion of Effects: A significant impact may occur if a project were located within a 100-year flood zone and would impede or redirect flood flows. As previously mentioned, the southeasterly portion of the project site is within a flood hazard zone. Therefore, impacts will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (n) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Discussion of Effects: A significant impact may occur if a project were located in flood zone or in an area where a dam or levee could fail, exposing people or structures to a significant risk of loss, injury, or death. The project site is located in close proximity to Lake Calabasas and is potentially susceptible to flooding from the lake. Therefore, impacts will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (o) **Expose people or structures to inundation by seiche, tsunami or mudflow?**

Discussion of Effects: A significant impact may occur if a project site is sufficiently close to the ocean or other water body to be potentially at risk of the effects of seismically-induced tidal phenomena (i.e., seiche and tsunami) or if the project site is located adjacent to a hillside area with soil characteristics that would indicate potential susceptibility to mudslides or mudflows. The project site is located in close proximity to Lake Calabasas and as such is potential susceptible to seiche hazards. The project site is located too far from the Pacific Ocean to be at risk from tsunami hazards. With respect to the potential impact from a mudflow, the project site is mostly flat with relatively small slope areas; and, there are no substantial slopes near the site. Therefore, the risk of loss, injury, or death by seiche, tsunami, or mudflow will be identified in the Draft EIR.

Mitigation: Impacts would be less than significant and no mitigation measures are required.

9. LAND USE & PLANNING. Would the project:

(a) Physically divide an established community?

Discussion of Effects: A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community (a typical example would be a project which involved a continuous right-of-way such as a roadway which would divide a community and impede access between parts of the community). The project would be consistent with the existing physical arrangement of the project site and surrounding properties. No streets or sidewalks would be permanently closed, and no separation of uses or disruption of access between land use types would occur with project development. Therefore, implementation of the project would not disrupt or divide the physical arrangement of the established community and no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

(b) Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?

Discussion of Effects: A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects which the General Plan and zoning ordinance are designed to avoid or mitigate. The project site is currently zoned CO (Commercial, Office) and designated as BPO (Business-Professional Office) in the General Plan. Project implementation would require a change in the existing zoning and land use designation to MU (mixed-use) to allow for the development of the proposed retail and residential uses. Thus, the potential of the project to conflict with any applicable land use plans, policies or regulations will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion of Effects: A significant effect could occur if a project were located within an area governed by a habitat conservation plan or natural community conservation plan. As discussed in Question 4(f) above, no such plans presently exist which govern activities at the project site. Therefore, no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

10. MINERAL RESOURCES. Would the project:

(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Discussion of Effects: A significant impact may occur if a project is located in an area used or available for extraction of a regionally-important mineral resource and the project converted an existing or potential future regionally-important mineral extraction use to another reuse or if the project affected access to a site used or was potentially available for regionally-important mineral resource extraction. The vast majority of the City of Calabasas has been classified as Mineral Resource Zone (MRZ) 3.<sup>14</sup> MRZ 3 areas contain mineral deposits for which the significance cannot be evaluated from available data. According to the Surface Mining and Reclamation Act (SMARA), if lands have been classified as MRZ-3 the affected lead agency must then, in accordance with State policy, establish mineral resource protection policies to be incorporated into its General Plan. A small eastern portion of the city has been designated as MRZ-1. The State does not require protection of MRZ-1 areas. It is not clear whether the project lies within the area of the city qualified as MRZ-3 land or the smaller portion in the MRZ-1 zone. Nevertheless, the City's enforcement of its mineral resource protection policies would ensue that project impacts to mineral resources would be less than significant.

Mitigation: No significant impact would occur and no mitigation is required.

- (b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Discussion of Effects: A significant impact may occur if a project would prevent the extraction of a locally-important mineral resources. As discussed above in Question 10(a), the project site may be located within an area containing significant mineral deposits. The City's enforcement of its mineral resource protection policies would ensue that project impacts to mineral resources would be less than significant.

Mitigation: No significant impact would occur and no mitigation is required.

11. **NOISE.** Would the project result in:

- (a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Discussion of Effects: A significant impact may occur if a project would generate noise levels in excess of City noise thresholds. Construction and operation of the proposed project could result in noise levels that exceed the City's established noise standards. Therefore, potential impacts related to established noise standards will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Discussion of Effects: A significant impact may occur if a project would generate excessive groundborne vibration levels during construction or operation. Implementation of the proposed project would involve substantial demolition and construction activities that could include the use of construction equipment with potential to generate substantial increases in groundborne vibration levels (e.g., jack-hammers, etc.). The nearest sensitive receptors include residences to the east and northeast of the project site. Therefore, potential impacts related to groundborne vibration will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Discussion of Effects: A significant impact may occur if a project would result in a substantial permanent increase in noise levels during construction or operation. Operation of the proposed project could result in

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<sup>14</sup> *City of Calabasas, General Plan, Community Profile: Environmental Resources, May 6, 1993.*

a substantial permanent increase in off-site noise related to increased traffic. Therefore, potential impacts related to permanent increases in noise levels will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Discussion of Effects: A significant impact may occur if a project would generate a substantial temporary or periodic increase in noise levels during construction or operation. Implementation of the proposed project would involve substantial demolition and construction activities that could include the use of construction equipment with potential to generate substantial increases in temporary or periodic noise levels (e.g., jack-hammers, trucks, fork lifts, generators, compressors, etc.). The nearest sensitive receptors include residences to the east and northeast of the project site. Therefore, potential impacts related to temporary or periodic increase in noise levels will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: A significant impact may occur if a project were located within an airport land use plan and/or within two miles of a public airport and as a result would expose residents or employees to excessive noise levels. The proposed project is not located within an airport land use plan or within two miles of a public airport. Therefore, no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

- (f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: A significant impact may occur if a project were located in the vicinity of a private airstrip and as a result would expose residents or employees to excessive noise levels. The proposed project is not located within the vicinity of a private air strip. Therefore, no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

## 12. POPULATION & HOUSING. Would the project:

- (a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

Discussion of Effects: A significant impact may occur if a project were to locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing population growth that would otherwise not have occurred as rapidly or in as great a magnitude. The residential component of the project would include 79 luxury condominiums. In 2005, the City had an average household size of 2.854.<sup>15</sup> Based on this average household size, the project would generate an estimated 225 residents. Southern California Association of Governments (SCAG) forecasts that by the year 2010, the City of Calabasas will have a population of 23,223 persons (an increase of 1,331 persons from 2005). The residents generated by the project would represent roughly 18 percent of this increase. As such, the proposed units are expected to accommodate existing housing needs in the City rather than promote population growth. Thus, the residents generated by the project would be within the population forecasts and impact would be less than significant.

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<sup>15</sup> State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 2005, Revised 2001-2004, with 2000 DRU Benchmark, Sacramento, California, May 2005.

The commercial component of the project would total roughly 13,135 square feet neighborhood serving restaurant and retail uses. These uses would generate an estimated 31 employees.<sup>16</sup> SCAG forecasts that by the year 2010, the City of Calabasas will provide employment for 8,043 persons (an increase of 510 employees from 2005). The employees generated by the project would represent roughly six percent of this increase. Thus, the employees generated by the project would be within the employment forecasts and impact would be less than significant.

Mitigation: Impacts would be less than significant and no mitigation measures are required.

- (b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: A significant impact may occur if a project would result in displacement of existing housing units, necessitating construction of replacement housing elsewhere. As the project site is currently developed with a banquet facility and does not contain residences, project development would not involve the displacement of existing housing or necessitate the construction of replacement housing. Thus, no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

- (c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: A significant adverse effect may occur if a project would result in displacement of existing occupied housing. As discussed above, the project site is currently developed with banquet facilities and does not contain residences. Thus project development would not involve the displacement of people or necessitate the construction of replacement housing and no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

13. **PUBLIC SERVICES.** Would the project:

- (a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

- (i) **Fire protection?**

Discussion of Effects: A significant impact may occur if the fire protection agency could not adequately serve the project, necessitating a new or physically altered station. All fire services are provided to the City of Calabasas through contract with the Consolidated Fire Protection District of Los Angeles County. The City receives fire protection and paramedic services as well as wild land fire protection and forester tree service from the Department of Forestry and Fire Warden. The City of Calabasas is within the service area of three Los Angeles County Fire Department fire stations: Station 68, located at 24130 Calabasas Road, Station 125, located at 5215 Las Virgenes Road, and Station 67, located at 25801 Piuma Road. The closest fire station to the project site is Station 68, which is located roughly 1.2 miles to the southwest. The increased intensity of development on the project site, as well as, population generated by the project may affect fire protection services and facilities. The potential impact of the project on fire protection services will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

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<sup>16</sup> Southern California Association of Governments, *Employee Density Summary Report, The Natelson Company, Inc., October 31, 2001. Based on Los Angeles County other retail/service category (424 square feet per employee).*

(ii) Police protection?

Discussion of Effects: A significant impact may occur if a project would result in an increase in demand for police services that would exceed the capacity of the police protection agency, thereby necessitating new or physically altered facilities. All police services are provided to the City of Calabasas through contract with the Los Angeles County Sheriffs Department. The project site is located in the service area of the Malibu/Lost Hills Station. The increased density of development on the project site, as well as, population generated by the project may affect police protection services and facilities. The potential impact of the project on police protection services will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

(iii) Schools?

Discussion of Effects: As a luxury condominium housing development, the project would be expected to generate few school age children. However, based upon the Las Virgenes Unified School District's conservative generation rates for single-family homes, the project could generate a total of approximately 81 students (32 elementary school students, 17 middle school students and 32 high school students). The addition of these new students would contribute to crowding at LVUSD schools. Nevertheless, the threshold of significance is not crowding but whether the addition of these students would result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives. Since the 32 elementary school students would be distributed throughout grades K-5, the 17 middle school students would be distributed throughout grades 6-8 and the high school students throughout grades 9-12, it is unlikely that these additional students would result in the need for additional classrooms. Furthermore, the addition of one classroom (such as a portable bungalow) to an existing school facility would not be expected to result in significant environmental impacts. Therefore, impacts to school facilities would be less than significant. Lastly, in compliance with SB 50, the project applicant would be required to pay to the LVUSD a school fee based upon a per square foot rate for new residential construction. This fee provides full and complete mitigation of any potential school impacts.

Mitigation: No further mitigation is required.

(iv) Parks?

Discussion of Effects: The City of Calabasas owns a total of 56.6 acres of park land including: two mini-parks, two neighborhood parks, one community park, five special use areas, and one undeveloped park site. These parks are managed by the City's Community Services Department. The City has numerous recreation facilities including the Tennis & Swim Center (16 tennis courts and an outdoor pool), the Agoura Hills/Calabasas Community Center (gym and climbing wall), the Klubhouse Pre-School building at Creekside Park, and meeting rooms and offices at De Anza Park. Nonetheless, the City has very few sport fields due to topographic constraints and the limited availability of suitable land. There are a total of three fields within City parks. School facilities provide for some park land to City residents through a joint use agreement between the LVUSD and the City. Most of the sports fields in the community are located on school sites. Additionally, the City owns almost 300 acres of open space. However, the City does not include any open space in its park inventory and the Community Services Department is not responsible its management. Because the proposed project would generate a demand for active recreation facilities, such as sport fields and courts, potential impacts on park services and facilities will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

(v) Other public facilities?



Discussion of Effects: A significant impact may occur if a project generates a demand for other public facilities, such as libraries, that exceeds the capacity available. Currently, the City of Calabasas is served by one 12,000 square foot library located at 23975 Park Sorrento. However, a new Calabasas library is under construction and scheduled to open on July 12, 2008. With an area of 25,059 square feet, the new library will more than double the size of the City's current library. Because the new library is considered adequate to serve the City's current and projected needs, the proposed project can be served by the new facility without adverse effect. Therefore, the project's potential impacts on library facilities will be less than significant.

Mitigation: No further mitigation is required.

14. RECREATION. Would the project:

- (a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion of Effects: A significant impact may occur if a project would include substantial employment or population growth which could generate an increased demand for public park facilities that exceeds the capacities of existing parks and causes premature deterioration of the park facilities. As discussed above in Question 13.iv, the project would generate residents within the City's park service area. As such, potential impacts of the project on parks and recreational facilities will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?

Discussion of Effects: A significant impact may occur if a project includes the construction or expansion of recreational facilities, the construction of which would have a significant adverse effect on the environment. Project development would not include the construction or expansion of any off-site recreational facilities. Whether the project would require off-site recreational facilities will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

15. TRANSPORTATION/TRAFFIC. Would the project:

- (a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Discussion of Effects: A significant impact may occur if a project would contribute a substantial amount of traffic to existing roadways and intersections such that the capacity of the street system would be exceeded. Implementation of the proposed project would involve the demolition of the existing Calabasas Inn and the introduction of 174,413 square feet of residential, retail and restaurant uses to the project site. In order to implement the proposed project, the existing Countrywide remote parking lot located on the project site would be relocated to a proposed off-site Countrywide parking structure. Both the proposed on-site development as well as the proposed relocation of this remote parking could add traffic loads to the street system. Therefore, potential impacts related to traffic loads and street system capacity will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Discussion of Effects: A significant impact may occur if a project would contribute a substantial amount of traffic to existing roadways and intersections resulting in the deterioration of the LOS standard on a State highway or arterial that is part of the County's designated Congestion Management Program (CMP). Implementation of the proposed project would involve the demolition of the existing Calabasas Inn and the introduction of 174,413 square feet of residential, retail and restaurant uses to the project site. The proposed on-site development could add traffic loads to the street system which could result in the deterioration of the LOS standard on a State highway or arterial that is part of the County's CMP. Therefore, potential impacts related to deterioration of County LOS standards will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

Discussion of Effects: A significant impact may occur if a project were to affect air traffic such that a safety risk would be created. The project site is not located within the vicinity of a public or private airport and does not include any flight-related components. Therefore, no impact would occur.

Mitigation: No impact would occur and no mitigation is required.

- (d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Discussion of Effects: A significant impact may occur if a project were to include a new roadway design or introduce a new land use into an area with specific transportation requirements, characteristics, project access requirements, or other features designed in such a way as to create hazardous conditions. The proposed project would provide two project driveways off of Park Sorrento (including an existing western entrance driveway and a new eastern entrance/exit driveway) that would serve the proposed development. In order to construct the proposed eastern driveway, the proposed project would remove an existing easement that provides access to an adjacent property. Once constructed, access to the adjacent property would be provided via the proposed on-site eastern driveway. Additional considerations related to traffic hazards may include sight distance (i.e., visibility of through traffic for vehicles entering and exiting proposed driveways), which is normally addressed via speed limit signs, speed humps, and parking restrictions. Therefore, the potential for the project to create a hazard related to traffic design features will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (e) **Result in inadequate emergency access?**

Discussion of Effects: A significant impact may occur if a project's design would not provide emergency access meeting the requirements of the Fire Department or in any other way would threaten the ability of emergency vehicles to access and serve the project Site or adjacent uses. The proposed project would provide two project driveways off of Park Sorrento (including an existing western entrance driveway and a new eastern entrance/exit driveway) that would serve the proposed development as well as an additional fire truck lane extending from the driveways around the east side of the Project Site. These circulation features are expected to provide adequate emergency access to the project site. Nonetheless, as discussed previously under Question 7.g, the project site is located adjacent to the Calabasas Tennis and Swim Center, which is designated in the Calabasas Emergency Response Plan (CERP) as a medical cache site.<sup>17</sup> Therefore, the potential for the project to interfere with an adopted emergency response or evacuation plan will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

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<sup>17</sup> City of Calabasas, *Calabasas Emergency Response Plan Index Map, August 2005*.

**(f) Result in inadequate parking capacity?**

Discussion of Effects: A significant impact may occur if a project would result in inadequate parking capacity based on CMC requirements. The proposed project would introduce 302 parking spaces to serve the proposed residential, retail and restaurant uses. These would include 186 residential parking spaces and 116 commercial parking spaces provided in at-grade and subterranean levels. Valet parking will be available to all users. The proposed parking supply would meet City parking requirements and is expected to provide surplus parking at peak demand hours. Therefore, parking impacts will be less than significant.

Mitigation: No impact would occur and no mitigation is required.

**(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

Discussion of Effects: A significant impact may occur if a project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on-site or off-site. The proposed project does not include any alternative transportation facilities at this time. The potential for the project to result in an impact related to alternative transportation policies, plans, or programs will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**16. UTILITIES AND SERVICE SYSTEMS. Would the project:**

**(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Discussion of Effects: A significant impact would occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB). The potential of the project to exceed the wastewater treatment requirements of the LARWQCB will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Discussion of Effects: A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacities of facilities currently serving the project site would be exceeded. The potential of the proposed project to result in the construction of new water or wastewater treatment facilities will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Discussion of Effects: A significant impact may occur if the volume of storm water runoff increases to a level exceeding the capacity of the storm drain system serving the project site, to the extent that existing facilities would need to be expanded. The potential of the proposed project to result in the construction of new or expansion of existing stormwater facilities will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider**

whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. Seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).

Discussion of Effects: A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The potential impacts associated with the availability of water supplies to serve the proposed project will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Discussion of Effects: A significant impact may occur if a project would increase wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The potential impacts associated with the provision of wastewater treatment services to the proposed project will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Discussion of Effects: A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The potential impacts associated with the ability of the local landfills to serve the proposed project will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion of Effects: A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The project's potential impacts associated with federal, State, and local statutes and regulations related to solid waste will be analyzed in the Draft EIR.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

## 17. MANDATORY FINDINGS OF SIGNIFICANCE

- (a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion of Effects: The proposed project has the potential to degrade the quality of the environment, reduce or threaten fish or wildlife species (endangered or otherwise), and/or eliminate important examples of the major periods of California history or pre-history. Therefore, a potentially significant impact could occur.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

Discussion of Effects: As concluded in the foregoing analysis, the proposed project's incremental contribution to cumulative impacts related to aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, public services, recreation, transportation/traffic, and utilities could be potentially significant. As such, the proposed project's contribution to cumulative impacts could be significant.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

- (c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion of Effects: As discussed in the preceding sections, the proposed project may have significant environmental effects on human beings, either directly or indirectly.

Mitigation: If necessary, mitigation measures will be identified in the Draft EIR.

**EARLIER ANALYZES** (*Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D):*)

1. Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
  - (a) No earlier analyzes were used.

All documents listed above are on file with the City of Calabasas Planning Division, 26135 Mureau Road, Calabasas, CA 91302.